

July 16, 2018

TO: White Bluff Property Owners

FROM: Your Board of Directors

RE: Updates

### **Refurbishing**

Refurbishing of POA-owned properties continues at a good pace even with the 100-degree days we're experiencing. The Covered Bridge is being repaired and transformed aesthetically and should have its second coat of brown color early next week and the "pea green" replaced with a rustic red. It will look like a true country bridge! Bear Creek RV Park bathhouse has been completely repaired and painted. Workers are refurbishing the Ash Pool bathhouse and upstairs lounge area. The Mail Centers owned by the POA will be next to get the blessings of a total make-over then off to Quail Creek RV Park. Things are looking great!

### **Business Development Advisory Committee**

The initial organizational meeting of this crucial committee was held yesterday, July 14<sup>th</sup>, at the Lone Star Room. Fifteen volunteers with exceptional backgrounds and experience met for over three hours to organize their efforts in assisting the Board with presenting viable alternatives for the revenue centers the POA will acquire. The committee will be chaired by Scott Shelton.

This committee elected to initially address the following amenities:

The Lighthouse Restaurant & Bar and The Trophy Grill

The Marina and Marina Store

The Fitness Center and The Spa

A sub-committee was established for each of the above revenue centers. The sub-committees will begin their work immediately and are charged with researching viable alternatives and making tangible recommendations to the Board. This committee was unanimous in its desire to re-create White Bluff amenities with particular attention to the needs of ALL property owners, wanting to create an environment that will be inviting and pleasurable to not just those who have homes in White Bluff but also those who have invested in our community by purchasing lots.

### **Golf Courses**

Under the leadership of Board liaison Jay Elder and Greens Committee Chair Terry Ehrhardt, this committee is methodically laying down a comprehensive plan to bring the golf courses back as soon as possible. This past week interviews were held for the positions of Course Superintendent, Assistant Superintendent, and Assistant Mechanic. These interviews will continue into next week.

More details of the status of the golf courses will be addressed in a separate communication, but property owners should be aware that the members of this

committee are laying out concrete steps that will bring back our courses on a timely basis but with a total commitment to quality.

### **Volunteers Committee**

A new POA committee has been established under the leadership of Travis Bryan. This committee will be composed entirely with property owners who wish to volunteer their efforts to the refurbishing of acquired amenities. Many property owners have already voiced their desire to do anything they can to assist, and this committee will give everyone who wants to help the opportunity to do so.

Whether you're a skilled craftsman willing to donate your time and efforts or someone who would be willing to do some light painting, cleaning, vacuuming, wall washing or even trash pickup, contact Travis and let him know what you can and are willing to do. We want to hit the ground running as soon as the acquisition is complete, and you can help!

[travis.bryan831@gmail.com](mailto:travis.bryan831@gmail.com)

### **Acquisition**

The Due Diligence efforts are progressing on schedule. Phase One of the Environmental Study has been completed. The Property Condition assessment is well under way as are the surveying and title work on all properties. Documents have been provided by Double Diamond and are under review by the POA's attorneys.

The Board will meet with our attorneys next week for a progress update and realistic time frame.

### **Summary**

There is an incredible air of excitement at White Bluff! We want to get lodging facilities available as soon as possible, and the first to be addressed will be the Bluff Point Condos and Log Cabins. A plan has already been established to bring these facilities up to a higher standard and will be implemented as soon after closing as possible. The hotel is a major project but will be addressed in conjunction with the efforts of the Business Development Committee.

The Board wishes to thank the outpouring of support from the countless property owners, far and wide, who wish to be part of the positive efforts as we Make White Bluff Great Again!